



The creditor shall give the debtor at least five business days' notice of the time, place, and date of any sale.

Entered on Docket
August 04, 2009

A handwritten signature in dark ink, appearing to read "Linda B. Riegle".

Hon. Linda B. Riegle
United States Bankruptcy Judge

WILDE & ASSOCIATES
Gregory L. Wilde, Esq.
Nevada Bar No. 004417
208 South Jones Boulevard
Las Vegas, Nevada 89107
Telephone: 702 258-8200
Fax: 702 258-8787
bk@wildelaw.com

and

MARK S. BOSCO, ESQ.
Arizona Bar No. 010167
TIFFANY & BOSCO, P.A.
2525 East Camelback Road, Suite 300
Phoenix, Arizona 85016
Telephone: (602) 255-6000

Wells Fargo Bank, N.A.
08-76975 / 0199655507

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA

In Re:

Barbara lynn Higgons

Debtors.

08-20874-lbr

Motion no.

Chapter 13

ORDER VACATING AUTOMATIC STAY

Pursuant to the Declaration re Breach of Condition filed on July 9, 2009 and Debtor's failure to cure the default prior to its expiration, and good cause appearing.

IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the Automatic Stay in the above-entitled bankruptcy proceeding is immediately vacated and extinguished for all purposes as to Secured Creditor, Wells Fargo Bank, N.A. its assignees and/or successors in interest, and Secured Creditor may proceed with a foreclosure of and hold a Trustee's Sale of the subject property, generally described as 9647 Idle Spurs Drive, Las Vegas NV and legally described as follows:

PARCEL I:

LOT SIX (6) IN BLOCK ONE (1) OF BERMUDA/SERENE (A COMMON INTEREST COMMUNITY), AS SHOWN BY MAP THEREOF ON FILE IN BOOK 76 OF PLATS, PAGE 70, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

PARCEL II:

TOGETHER WITH AND RESERVING THEREFROM A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THOSE PORTIONS OF SAID SUBDIVISION AS SHOWN AS PRIVATE DRIVES AND COMMON AREA.

pursuant to applicable State Laws, and thereafter commence any action necessary to obtain complete possession of the subject property.

IT IS FURTHER ORDERED, ADJUDGED and DECREED that the Secured Creditor shall give Debtors at least five business days' notice of the time, place and date of sale.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that Secured Creditor hereby withdraws its secured Proof of Claim filed in this matter. The Secured Creditor shall notify the Trustee of the completion of the foreclosure sale. If applicable, Secured Creditor may thereafter amend its secured Proof of Claim to an unsecured Proof of Claim no later than forty-five (45) days after the

///

///

1 foreclosure sale.

2 DATED this _____ day of _____, 2009.

3
4 Submitted by:
Wilde & Associates

5 /s/ Gregory L. Wilde

6 By _____
7 **GREGORY L. WILDE, ESQ.**
8 Attorney for Secured Creditor
208 South Jones Boulevard
Las Vegas, Nevada 89107